



# NATRONA COUNTY

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## Development Department

200 North Center Street, Room 202  
Casper, WY 82601

### AGENDA

Natrona County Planning Commission  
Tuesday January 9, 2018 – 5:30 P.M.  
Commissioner's Meeting Room  
200 North Center St.  
Casper, WY 82601

ITEMS ON THIS AGENDA ARE SUBJECT TO A SECOND PUBLIC HEARING BEFORE THE [BOARD OF COUNTY COMMISSIONERS](#) FOR FINAL ACTION. RECOMMENDATIONS BY THE PLANNING COMMISSION ON ITEMS FROM THIS AGENDA MAY BE CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING FEBRUARY 6, 2018 AT 5:30 P.M.

1. Approval of the December 12, 2017 Planning Commission Meeting Minutes.
2. CUP17-8 – A request by Ron McMurry to change the Zoning District classification of four parcels from Mountain Residential One (MR-1) & Urban Agriculture (UA) to Urban Agriculture. The four parcels are located south of SE Wyoming Blvd., on Scenic Rte. All four parcels have both the Mountain Residential One (MR-1) and Urban Agricultural (UA) Zoning Districts.
3. CUP17-7– A request by SBA Communications Corporation to amend Conditional Use Permit CU01-010 to remove the 99' wooden pole communication tower and replace it with a new 199' lattice/self-support tower, located in a portion of Section 23, Township 33 North, Range 79 West of the 6<sup>th</sup> Principal Meridian, Natrona County, Wyoming. The address is 3000 S.E. Wyoming Blvd. **Request sent back from the BOCC for your approval of the reasonable aesthetic solution for the tower.**

--PLANNING COMMISSION ONLY--

4. Allison appeal request for denial of Building Permit TB-17-437 for a pole barn located at 2451 Yarrow.

--INFORMATIONAL ONLY--

5. Approval of the 2018 Planning Commission meeting calendar.

---PUBLIC COMMENT---

6. "Public Comment" is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note that no formal action will be taken on these items during this time, due to the open meeting law provision. However, they may be scheduled on a future posted agenda, if action is required.

Natrona County Planning Commission Agenda  
January 9, 2018

*ADA Compliance: Natrona County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Natrona County Development Department at (307) 235-9435 so that appropriate auxiliary aids and services are available.*



# **NATRONA COUNTY**

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## **Development Department**

200 North Center Street, Room 202  
Casper, WY 82601

### **MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION December 12, 2017**

MEMBERS PRESENT: Harold Wright, Jim Brown, Hal Hutchinson, Bob Bailey, and Tom Davis

MEMBERS ABSENT:

STAFF MEMBERS PRESENT: Jason Gutierrez, Trish Chavis, and Peggy Johnson

OTHERS PRESENT: Charmaine Reed

Chairman Wright called the meeting to order at 5:30 p.m.

#### **ITEM 1**

Brown moved and Davis seconded a motion to approve the November 14, 2017 meeting minutes as amended - spelling correction on page 2 item 3 in the motion for CUP17-7 ascetic to aesthetic; also on page 2 remove the word "Both" on the final motion for Item 2; and finally Commissioner Hutchinson would like the reason he was late to read that he was late because of prior work commitments. Motion carried unanimously.

#### **ITEM 2**

Chairman Wright opened the public hearing for **CUP17-9** – A request by Missouri Basin Well Services, Inc. (MBI) for a Conditional Use Permit to allow storage of explosives. The address is 1088 N. Robertson Road with the legal description being Lot 2A of the Zero Road Industrial Park

Gutierrez gave the staff report. Staff proposes a motion and vote by the Planning and Zoning Commission to recommend approval of the requested Conditional Use Permit, by the Board of County Commissioners and incorporate by reference all findings of fact set forth in the staff report and this public hearing.

Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Patrick Thomas, Colorado

Discussion between the Planning Commission, Staff and Applicant

Those speaking opposition – None

Public Comment – Archie Titus, Casper

Public hearing closed

**Hutchinson moved approval of CUP17 - 9 to the Board of County Commissioners as presented by staff, incorporating by reference all findings of fact. Bailey seconded the motion.**

Public Comment – Commissioner Bailey reminded the other members that the City of Casper was having a public meeting with the area residents on December 13, 2017 to discuss the aesthetics of the water tank.

Commissioner Bailey moved to adjourn meeting at 5:47 p.m. Commissioner Brown seconded the motion. Motion carries unanimously.

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Harold Wright, Chairman  
Natrona County Planning and Zoning Commission

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Renea Vitto  
Natrona County Clerk



CASPER  
200 PRONGHORN  
CASPER, WY 82601  
P: 307-266-2524

November 8, 2017

Natrona County Development Dept.  
200 N. Center St  
Casper, Wyoming 82601

**RE: Ron McMurry Zone Change Application**

Mr. Gutierrez:

Please find the enclosed zone change application for three (3) properties located on Scenic Route as requested by Ron McMurry. We are applying for the zone change for all three properties as one application package although a separate application is included for each property with appropriate signatures. An area site plan and \$300.00 application fee are also included.

Please feel free to contact me at (307) 266-2524 should you have any questions or concerns related to the application.

Sincerely,  
**WLC Engineering, Surveying & Planning**

Justin Stearns, P.E.  
Project Engineer



CHEYENNE

RAWLINS

**DEDICATED TO CLIENTS. DEFINED BY EXCELLENCE.**

November 13, 2017

Natrona County Development Dept.  
200 N. Center St  
Casper, Wyoming 82601

**RE: Ron McMurry Zone Change Application-Application Intent**

Mr. Gutierrez:

This letter is to clarify the intent of the application to change the zoning of the referenced lots from a MR-1 to UA classification. It is our opinion that during the zoning process in this area, a clerical error was made and it was overlooked that the specific lots in question would become split into two different zoning classifications creating discrepancies in regards to what is allowed on one portion of the lot versus another portion. The proposed zone change would create uniform zoning for the entirety of these lots and allow for more consistent regulations when governing what is acceptable on each property. As there is a Home Owners Association for this area, covenants are already in place governing what uses are allowed on the properties including size and type of structures, and as such the more stringent requirements of the MR-1 zoning is unnecessary. In addition, it is our belief that the Urban Agriculture zoning is more adequate for the present structures, homes, and lifestyle enjoyed by the residents of the area.

Sincerely,



Ron McMurry

**received**  
11/15/17 -02

## ZONE CHANGE APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

From:  To:

Applicant Name:

Applicant Address:

Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

Legal description and size of property (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter -section, section, township and range.)

Common description of the property to be rezoned (street address and location description):

Type of sewage disposal:      ☐ Public      ☒ Septic      ☐ Holding Tank      ☐ Other

Source of Water:

This property was purchased from:

The date this property was purchased:

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to give authority to violate or cancel the provisions of any other State or local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record. **I (We) further understand that all application fees are non-refundable.** By signing this application I am (We are) granting the Development Department access to our property for inspections.

Applicant: Ron McMurry  
(Signature)

Date: 10/31/17

Print Applicant Name: Ron McMurry

Owner: Ron McMurry  
(Signature)

Date: 10/31/17

Print Owner Name: Ron McMurry Linda McMurry



## ZONE CHANGE APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

From:  To:

Applicant Name:

Applicant Address:

Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

Legal description and size of property (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter -section, section, township and range.)

Common description of the property to be rezoned (street address and location description):

Type of sewage disposal:      ☐ Public      ☒ Septic      ☐ Holding Tank      ☐ Other

Source of Water:

This property was purchased from:

The date this property was purchased:

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to give authority to violate or cancel the provisions of any other State or local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record. **I (We) further understand that all application fees are non-refundable.** By signing this application I am (We are) granting the Development Department access to our property for inspections.

Applicant: Q Ron 7/7  
(Signature)

Date: 10/31/17

Print Applicant Name: Kevin Christopherson Ron McMurry

Owner: Kevin Christopherson  
(Signature)

Date: 10-31-17

Print Owner Name: Kevin Christopherson

## ZONE CHANGE APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

From:  To:

Applicant Name:

Applicant Address:

Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

Legal description and size of property (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter -section, section, township and range.)

Common description of the property to be rezoned (street address and location description):

Type of sewage disposal:      ☐ Public      ☒ Septic      ☐ Holding Tank      ☐ Other

Source of Water:

This property was purchased from:

The date this property was purchased:

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to give authority to violate or cancel the provisions of any other State or local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record. **I (We) further understand that all application fees are non-refundable.** By signing this application I am (We are) granting the Development Department access to our property for inspections.

Applicant: Ron McMurtry  
(Signature)

Date: 10/31/17

Print Applicant Name: Ron McMurtry

Owner: Violet Christopherian  
(Signature)

Date: 10-31-17

Print Owner Name: Violet Christopherian



## ZONE CHANGE APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

From: MR-1 To: UA

Applicant Name: RON MCMURRY

Applicant Address: 1813 LUKER DR, CASPER, WY 82609

Applicant Phone: 307-262-2591

Owner Name: GLISCZINSKI, ROBERT G ET UX

Owner Address: 4921 SCENIC RTE, CASPER, WY 82601

Owner Phone: 307-258-7312

Legal description and size of property (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter -section, section, township and range.)

PT N1/2 SW: (LOT 11-12) 26-33-79 20.35  
PT NE SE: (LOT 11-12) 27-33-79 20.35

Common description of the property to be rezoned (street address and location description):

4921 SCENIC RTE

Type of sewage disposal: ☐ Public ☒ Septic ☐ Holding Tank ☐ Other

Source of Water: Well

This property was purchased from:

The date this property was purchased:

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to give authority to violate or cancel the provisions of any other State or local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record. **I (We) further understand that all application fees are non-refundable.** By signing this application I am (We are) granting the Development Department access to our property for inspections.

Applicant: Ron Murry  
(Signature)

Date: 11/20/2017

Print Applicant Name: Ron McMurry

Owner: Robert Glisczynski  
(Signature)

Date: 11/20/17

Print Owner Name: ROBERT GLISCZYNSKI

REQUEST FOR ZONE MAP AMENDMENT

ZC17-4

STAFF REPORT: Trish Chavis

December 14, 2017

For

January 9, 2018

Planning and Zoning Commission

And

February 6, 2018

Board of County Commissioner Meeting

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Applicant: Ron McMurry

Request: Change the Zoning District classification of four parcels from Mountain Residential One (MR-1) & Urban Agriculture (UA) to Urban Agriculture.

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Location & Zoning

The four parcels are located south of SE Wyoming Blvd., on Scenic Rte. All four parcels have both the Mountain Residential One (MR-1) and Urban Agricultural (UA) Zoning Districts.

Parcel 1 – 1.42 acres in MR-1 and 18.93 acres in UA, owned by Violet Christopherson

Parcel 2 – 3.83 acres in MR-1 and 16.52 acres in UA, owned by Kevin Christopherson

Parcel 3 – 13.33 acres in MR-1 and 28.37 acres in UA, owned by Robert Glisczinski

Parcel 4 – 19.77 acres in MR-1 and .57 acres in UA, owned by Ron & Linda McMurry

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Background

The Zoning Resolution states that district boundary lines (zoning districts) are intended to be lots lines, the centerline of streets, alleys, channelized waterways or other similar rights-of-way, the centerline of blocks, section or township lines, or other lines dimensioned or drawn to scale on the Official Zoning Map.

The Casper Mountain Land Use Plan was adopted on June 1, 2004. With the adoption of this new plan, two new zoning districts were created. The Mountain Residential One (MR-1) Zoning District and the

Mountain Residential Two (MR-2) Zoning District. These new districts were assigned using section lines and not property lines. Thus, creating parcels will dual districts.

The Zoning Resolution does have regulations in place to address parcels with more than one zoning district.

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General Standards  
For  
Zone Map Amendments

Definition: An applicant must demonstrate that at least one of the following criteria is met for the approval to be consistent with the Zoning Resolution:

- 1) Is necessary to come into compliance with the Natrona County Development Plan.
- 2) Existing zoning of the land was the result of a clerical error.
- 3) Existing zoning of the land was based on a mistake of fact.
- 4) Existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.
- 5) The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
- 6) Proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Natrona County Development Plan.

**The applicant is seeking the Zone Map Amendment under Criteria #2.** The applicant provided the following statement:

*It is our opinion that during the zoning process in this area, a clerical error was made and it was overlooked that the specific lots in question would become split into two different zoning classifications creating discrepancies in regards to what is allowed on one portion of the lot versus another portion. The proposed zone change would create uniform zoning for the entirety of these lots and allow for more consistent regulations when governing what is acceptable on each property. As there is a Home Owners Association for this area, covenants are already in place governing what uses are allowed on the properties including size and type of structures, and as such the more stringent requirements of the MR-1 zoning is unnecessary. In addition, it is our belief that the Urban Agriculture zoning is more adequate for the present structures, homes and lifestyles enjoyed by the residents of the area.*



## Discussion

The goals and policies of the Casper Mountain Land Use Plan covered five topic areas, one being residential.

The recommended density is one unit per ten acres, utilizing individual wells and septic systems, the primary intent being to allow single-family dwellings on ten-acre parcels.

The density for Mountain Residential districts, both 1 & 2, is to protect groundwater quality, reduce impact on the vegetation and wildlife, promote the notion of solitude, protect visual qualities, and reduce the demand on tax supported services.

Other appropriate uses in the Mountain Residential districts may include accessory structures, home occupations, light agriculture, and open space recreation facilities.

Both the MR-1 district and the UA district have a minimum lot size of ten acres, each allowing at least one residential structure, allow light agriculture, accessory structures and home occupations.

There are more permitted and conditional uses allowed in the Urban Agriculture district than in the Mountain Residential districts.

**Finding of Fact:** While there was not a clerical error made during the zone change to Mountain Residential One (MR-1), it is recognized that two zoning districts on a parcel is not favorable to the owner nor the Development Department.

The goals and policies of the Casper Mountain Land Use Plan were to keep the density low, the primary intent being to allow single-family dwellings on ten-acre parcels. The Mountain Residential district was designed to protect groundwater quality, reduce impact on vegetation and wildlife, promote the notion of solitude, protect visual qualities, and reduce the demand on tax supported services.

The Urban Agriculture Zoning District is supportive of these goals and policies and would not be detrimental.

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## Public Comment

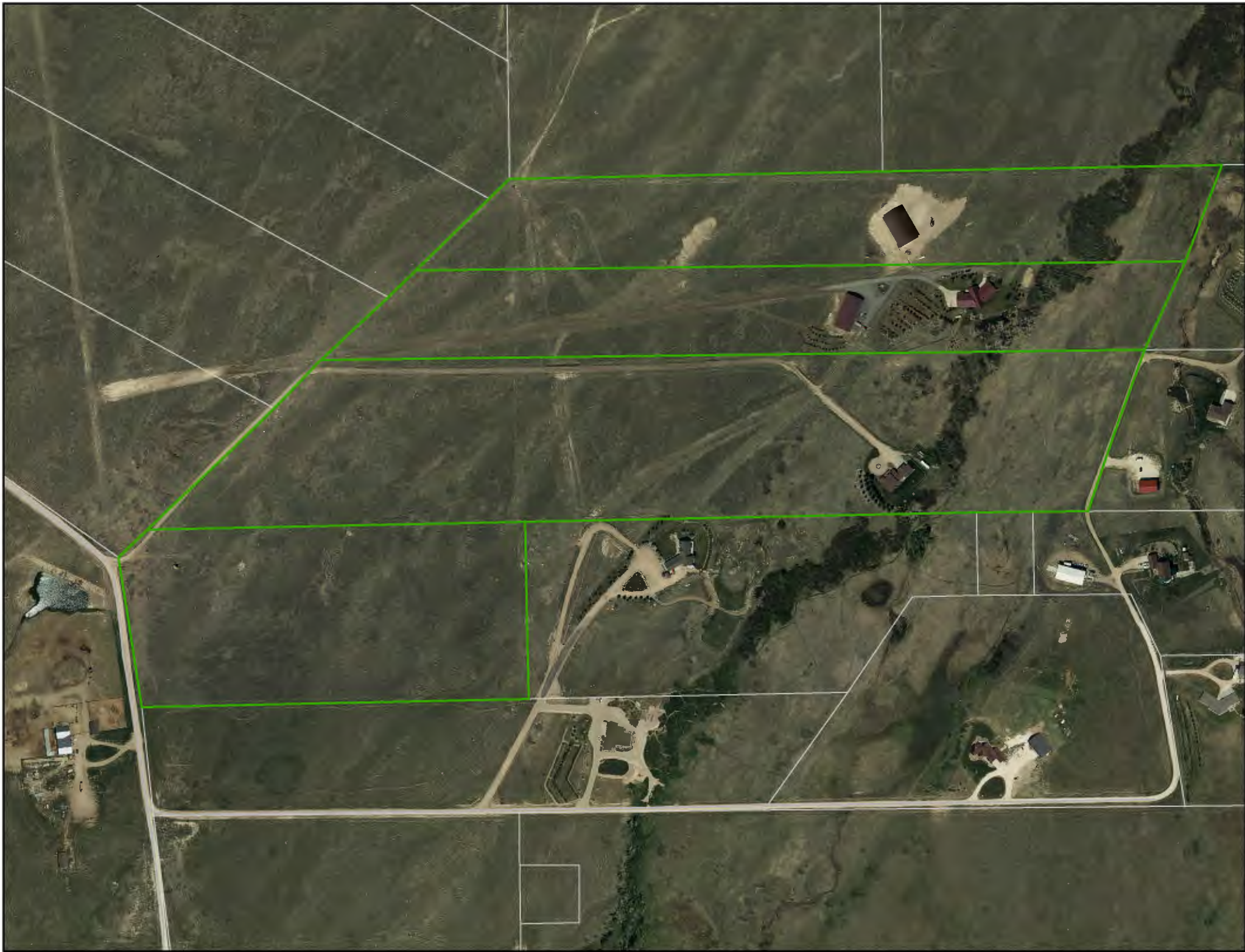
As of the date of this staff report, no comments have been received. The Development Department notified 26 property owners within 1/2 mile.

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## Recommendation

Staff proposes a motion and vote by the Planning Commission to recommend approval by the Board of County Commissioners of the requested zone change from both Urban Agriculture (UA) and Mountain Residential One(MR-1) to Urban Agriculture (UA) zoning district.

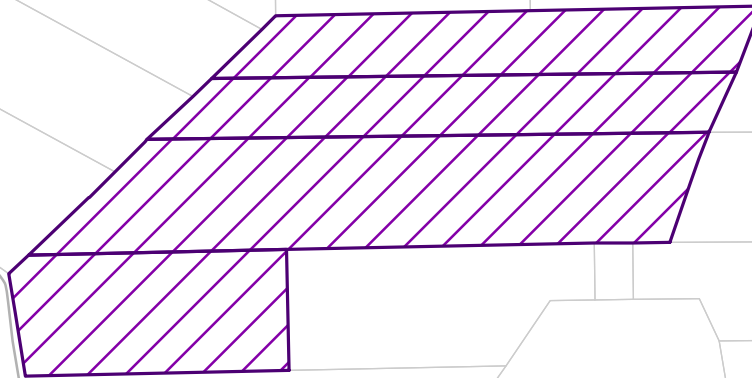
Staff also recommends that the motion incorporate by reference all findings of fact set forth herein and make them a part thereof.



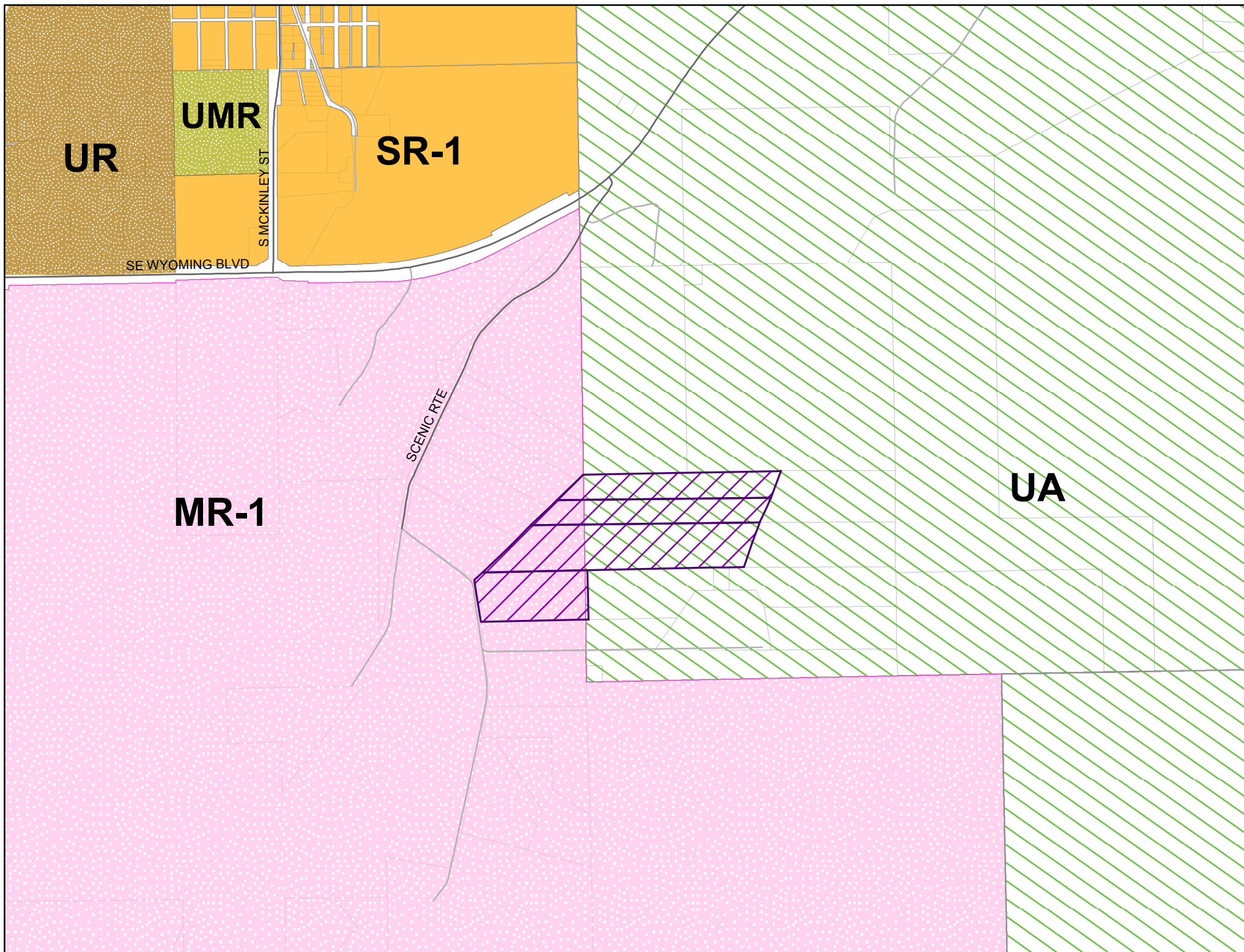
S MCKINLEY ST

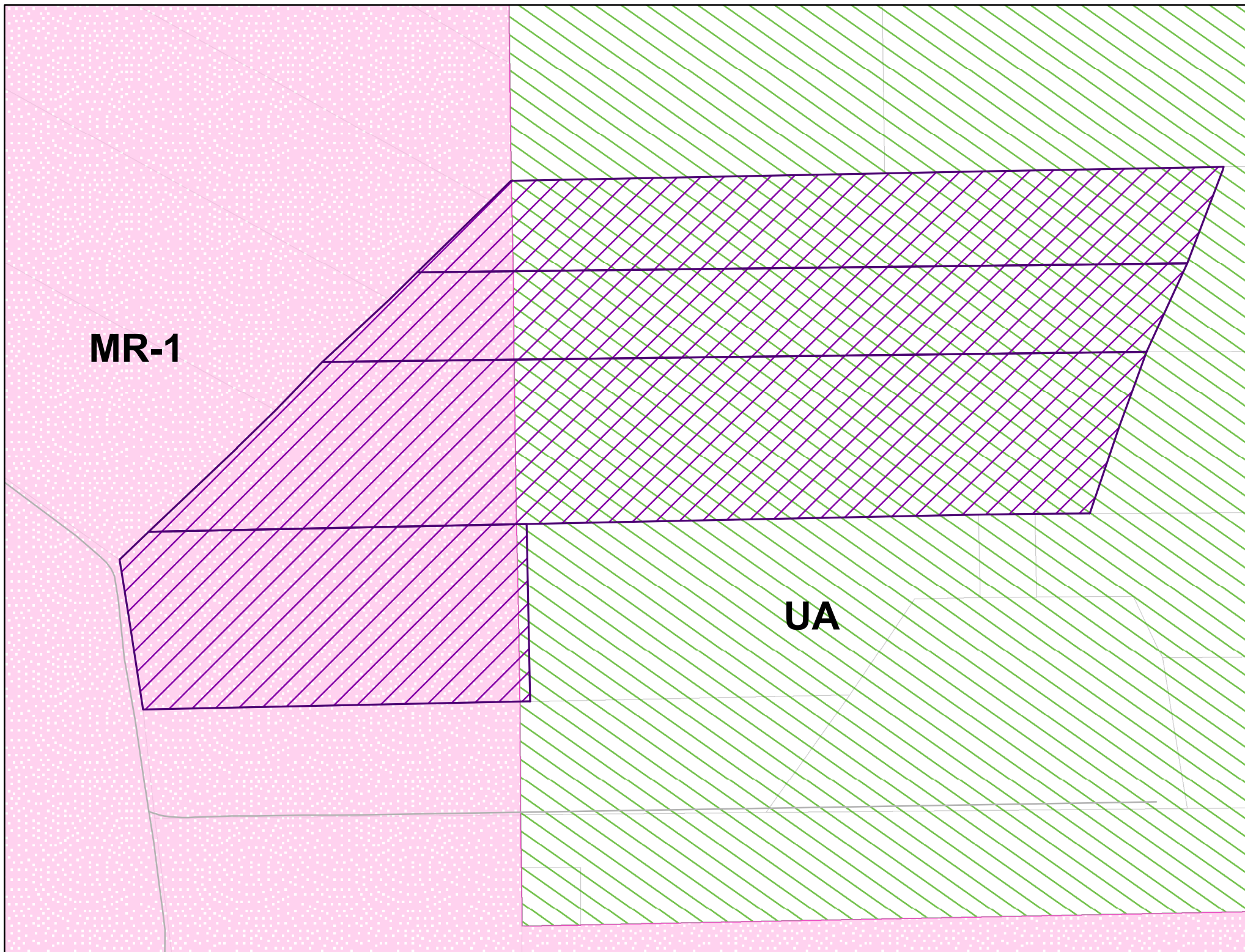
SE WYOMING BLVD

SCENIC RTE











Christopherson  
Christopherson



Glisczinski



McMurry







East

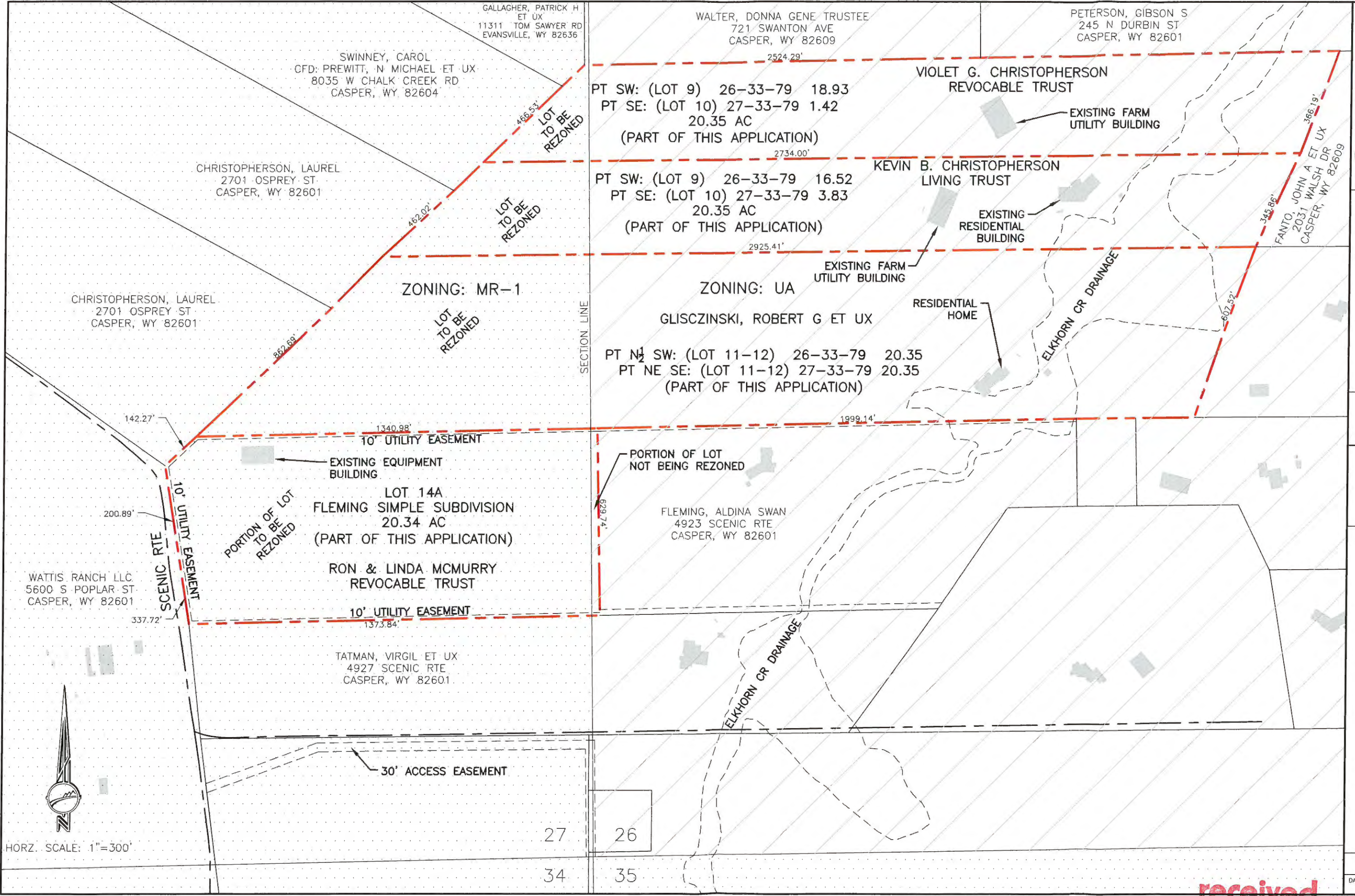





South



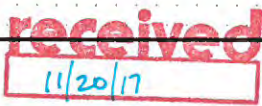
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**WLC**  
ENGINEERING SURVEYING PLANNING  
200 PRINCETON, CA 94662  
307.266.2524  
WWW.WLCWY.COM

Drwg. By: JLS	W.O. No.: 16390
Chk. By: SMP	Book No.:
Acad. File: Application Map.dwg	
FOR: NATRONA COUNTY PLANNING	
REVISIONS	
SITE PLAN RON MCMURRY REZONING APPLICATION TOWNSHIP 33N, RANGE 79W, SECTION 26 & 27 NATRONA COUNTY, WY	
SHEET NO. 1 OF 1	
DATE: 11/20/17	



received  
11/20/17

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8.16.17

SBA Tower Replacement Project  
3000 SE Wyoming Blvd.  
Casper, WY 82609

In anticipation of being placed on the agenda for the October 10<sup>th</sup> Planning and Zoning Commission Meeting, please accept the enclosed package:

- (2) Sets of Wyoming PE stamped/signed Construction Drawings giving all details of our proposed project
- (2) Sets of Wyoming PE stamped/signed Tower Design Drawings showing all pertinent new tower calculations
- (1) Ground Lease showing our legal right to the property in question
- (1) \$500.00 check for the Tower Re-Certification

**General Scope:**

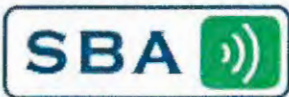
SBA owns and operates the 95' laminated wood pole that is already installed at 3000 SE Wyoming Boulevard. In order to better serve the local population, T-Mobile requires more height than is currently available at this location. As such, SBA proposes to remove the existing 95' wooden pole and replace it with a new 199' lattice/self-support tower. This replacement will allow T-Mobile to achieve their desired height and will also allow other carriers to attach to the tower in the future. The entire project will span approximately 4 weeks and will not change current traffic patterns.

All pertinent details can be found in the enclosed documents but if there are any specific questions that I can answer ahead of the October 10<sup>th</sup> meeting, please do not hesitate to contact me.

Sincerely,

**Evan Hughes**

*Site Development Manager*



**SBA COMMUNICATIONS CORPORATION**

470 Davidson Road  
Pittsburgh, PA 15239

412.515.0111 x2405 + T

412.515.0119 + F

412.260.8565 + C

[ehughes@sbsite.com](mailto:ehughes@sbsite.com)

*Your Signal Starts Here.*

**APPLICATION INSTRUCTIONS**

Recertification of a conditional use permit for a wireless telecommunication facility on the parcel of land described hereon. By completing the application form and providing the other requested information, your application will be acted upon in the fastest, fairest manner prescribed by law.

Person preparing report:

Name: Evan Hughes SBA Communications Corp.  
 Address: 470 Davidson Rd. Pittsburgh PA 15239  
 Phone Number: 412.515.0111 x2405

Property Owner:

Name: C.E. Swinney LLC  
 Mailing Address: PO Box 50723 Casper, WY 82605  
 Phone Number: 307.234.0116  
 Physical Address: 3000 SE Wyoming Blvd. Casper, WY 82609  
 Tax map parcel no: 21205100075880

Applicant:

Name: SBA Communications Corp  
 Address: 470 Davidson Rd. Pittsburgh, PA 15239  
 Phone Number: 412.515.0111 x2405  
 Legal form (Corporation, LLC, etc.) Corporation  
 If purchased tower dated of purchase: N/A - SBA built the tower  
 GPS coordinates of tower: 42.810481 / -106.296511  
 Original Conditional Use Permit resolution number: Unknown BP B01-0112  
 Dated of original Conditional Use Permit: Unknown BP 7/9/2001

Operator:

Name: SBA Structures LLC  
 Address: 8051 Congress Ave. Boca Raton, FL 33487  
 Phone Number: Mark Judson 970.901.7555

### Signatures

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to give authority to violate or cancel the provisions of any other State or local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record, except as modified by applicable regulations. I (We) further understand that all application fees are non-refundable.

Applicant: ERH Date: 8/23/17  
(Signature)

Print Applicant name: Evan R. Hughes

Owner: ERH Date: 8/23/17  
(Signature)

Print Owner name: Evan R Hughes on behalf of SBA



# NATRONA COUNTY

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## Development Department

200 North Center Street, Room 205  
Casper, WY 82601

Trish Chavis, Planner  
County web: [www.natronacounty-wy.gov](http://www.natronacounty-wy.gov)

Phone: 307-235-9435  
Fax: 307-235-9436  
Email: [tchavis@natronacounty-wy.gov](mailto:tchavis@natronacounty-wy.gov)

*"The purpose of the Natrona County Development Department is to provide necessary services to implement sound land use planning and economic development policies to protect and enhance the quality of life for present and future inhabitants of Natrona County."*

### MEMORANDUM

**To:** Planning Commission

**From:** Trish Chavis

**Date:** December 21, 2017

**RE:** **CUP17-7 Amendment to the CU01-010 to replace the existing tower with a 199' lattice tower.**

At its November 14, 2017 meeting, the Planning Commission recommended approval of the requested Conditional Use Permit with the following condition:

- The applicant shall provide a reasonable aesthetic solution for the tower.

The applicant has supplied two photo simulations of the proposed tower. One is a 150' lattice tower and the other is a 150' monopole tower.

The applicant has amended the tower height from the original request of 199' to 150'.

Staff would recommend an amendment to the original motion of approval of the 199' lattice/self-supporting tower to either the 150' monopole or 150' lattice tower. The finding of facts remain true.



SBA COMMUNICATIONS  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487-1307

## **PHOTOSIMULATIONS FOR A PROPOSED 150' SELF-SUPPORT TOWER TO REPLACE AN EXISTING TOWER**

SITE NAME: MANOR HEIGHTS  
SITE NUMBER: WY21106-A  
3000 SE WYOMING BLVD.  
CASPER, WYOMING  
NATRONA COUNTY  
DATE: 12/20/17  
MASER JOB NO.: 17934180A

### **PREPARED BY:**



**Consulting, Municipal & Environmental Engineers  
Planners • Surveyors • Landscape Architects**

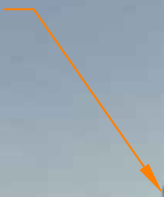
New Jersey   New York   Pennsylvania   Virginia  
*Customer Loyalty through Client Satisfaction*

**2000 Midlantic Drive  
Suite 100  
Mt. Laurel, N.J. 08054  
856-797-0412**

PHOTO LOCATION #1

LOOKING NORTHEAST

PROPOSED 150'  
SELF-SUPPORT TOWER TO  
REPLACE EXISTING TOWER



EXISTING CONDITIONS



PROPOSED 150'  
SELF-SUPPORT TOWER TO  
REPLACE EXISTING TOWER

PROPOSED T-MOBILE  
PANEL ANTENNAS (TYP.)

RELOCATED VERIZON  
PANEL ANTENNAS (TYP.)

RELOCATED CLEARWIRE  
PANEL ANTENNAS (TYP.)



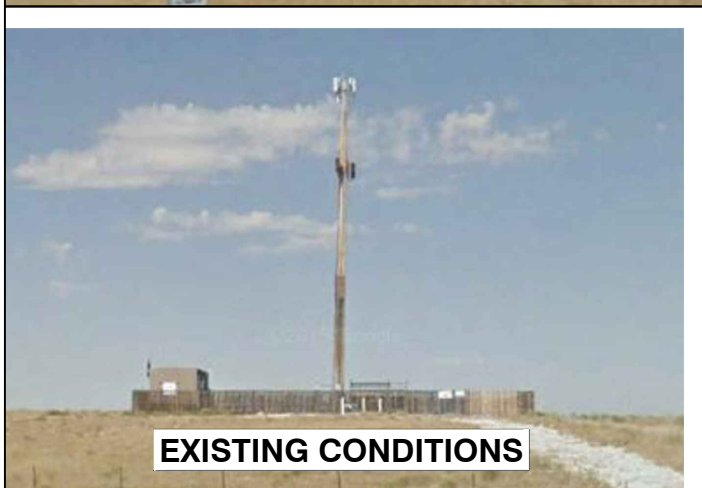
EXISTING CONDITIONS

PROPOSED 150'  
SELF-SUPPORT TOWER TO  
REPLACE EXISTING TOWER

PROPOSED T-MOBILE  
PANEL ANTENNAS (TYP.)

RELOCATED VERIZON  
PANEL ANTENNAS (TYP.)

RELOCATED CLEARWIRE  
PANEL ANTENNAS (TYP.)



EXISTING CONDITIONS

Amend Conditional Use Permit CU01-010 as CUP17-7

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Staff Report: November 2, 2017

For

November 14, 2017

Planning and Zoning Commission

And

December 5, 2017

Board of County Commissioner Meeting

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Applicant: SBA Communications Corp

Request: Amend Conditional Use Permit CU01-010 to remove the 95' wooden pole communication tower and replace it with a new 199' lattice/self-support tower.

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Location and Zoning

The tower is located at 3000 SE Wyoming Blvd., just north of the intersection of Scenic Route and Wyoming Blvd.

The tower is located in the Urban Agriculture (UA) Zoning District. The north, east and south are Urban Agriculture and the west is Suburban Residential One (SR-1).

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Background

SBA Towers Inc. applied for a Conditional Use Permit in July of 2000. The application was for a 95' Communication Tower. The Board of County Commissioners considered the application on October 3, 2000 and denied the application.

The matter was reviewed by the United State District Court under the Telecommunication Acts of 1996. The Court concluded that the decision of the Board to deny the SBA's application was made in violation of the TCA, in that it is not supported by substantial evidence and was made primarily in response to generalized constituent opposition to the proposed tower. On May 10, 2001, the District Court issued a judgement ordering the Board of County Commissioners to approve the application and issue a Conditional Use Permit.

On June 5, 2001, Resolution 37-01 was recorded approving Conditional Use Permit CU01-010 by the Natrona County Board of County Commissioners.

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## Objectives

There are 3 objectives for increasing the height of this tower:

- Provide indoor service to the residential core of Casper
- Provide indoor services to the residences due south of the city, and in and around Allendale area
- Provide contiguous services along Wyoming Blvd, Outer Drive and Casper Mountain Road.

The analysis that was provided shows that there is a moderate reduction in in-building services in the core residential area of Casper, when reducing the structure from 250ft to 195ft, but a significant reduction in the in-building services in the same area when reducing antenna height from 195ft to 80ft.

(Please see packet provided by T-Mobile for the full analysis)

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## General Standards

### Criteria for Approval

1. Will granting the amendment contribute to an overburdening of county services?

The amendment is to the tower height and not the location. The location has already been approved by Conditional Use Permit (CU01-010). Access is from a State Highway and is maintained by SBA. No county services are required for this height increase.

**Proposed Finding of Fact.** The additional height will not contribute to an overburdening of county services.

2. Will granting the amendment cause undue traffic, parking, population density or environmental problems?

The additional height will not change how the tower is serviced. No additional traffic, parking or population density is anticipated.

**Proposed Finding of Fact.** The tower site is unmanned. Traffic and parking will not be increased except in times that the tower is being serviced.

3. Will granting the amendment impair the use of adjacent property or alter the character of the neighborhood?

The height increase will not impair the use of adjacent properties. C.E. Swinney owns the property and leases this portion to SBA for their Communication Tower. The property is used for grazing and an acre was recently sold to the City of Casper for the new water tank.

**Proposed Finding of Fact.** The height increase will not impair the use of adjacent properties. The tower is located on a large parcel and meets the setbacks of 110% of the height from any property lines or Rights-of-Way.

There has been a Communication Tower on this parcel of land since 2001. The increase in height should not alter the character of the neighborhood.

4. Will granting the amendment detrimentally affect the public health, safety and welfare, or nullify the intent of the Development Plan or Zoning Resolution?

The Zoning Resolution requires that any permanent structure greater than 50' in height be submitted to the Natrona County International Airport Board of Trustees and the Airport Manager for review. The application, tower profile and compound layout were sent to Glenn Januska, Airport Manager on September 5, 2017. Mr. Januska does not see any issues with the construction of this tower (email dated September 20, 2017).

The Development Plan recommends coordination with the City of Casper since this is within their growth area. Staff did receive opposition from the City of Casper in regards to the height increase for this tower. The City of Casper Comprehensive Plan recommends protecting views of Casper Mountain.

**Proposed Finding of Fact.** The increase in tower height will not detrimentally affect the public health, safety and welfare or nullify the intent of the Development Plan or Zoning Resolution.

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#### Public Comment

As of the date of this staff report, there has been one comment received via email from the City of Casper and two verbal comments in opposition from adjacent neighbors.

Staff sent the public notice to 431 neighbors within 1 mile.

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#### Recommendation

Staff proposes a motion and vote by the Planning and Zoning Commission to recommend approval of the requested amendment to Conditional Use Permit CU01-010 as CUP17-7, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

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# NATRONA COUNTY

## Development Department

200 North Center Street, Room 205  
Casper, WY 82601

Trish Chavis, Planner  
County web: [www.natronacounty-wy.gov](http://www.natronacounty-wy.gov)

Phone: 307-235-9435  
Fax: 307-235-9436  
Email: [tchavis@natronacounty-wy.gov](mailto:tchavis@natronacounty-wy.gov)

*"The purpose of the Natrona County Development Department is to provide necessary services to implement sound land use planning and economic development policies to protect and enhance the quality of life for present and future inhabitants of Natrona County."*

### MEMORANDUM

**To:** Planning Commission  
**From:** Trish Chavis  
**Date:** December 15, 2017  
**RE:** Appeal Request on Zoning Certificate Denial

The property is located at 2451 Yarrow and is located in Rivers Bend Addition as Lot 19. The property is zoned Suburban Residential One (SR-1) and is located in the FEMA designated AE (100 YR) Flood Zone.

On October 26, 2017, a Stop Work order was issued for 2451 Yarrow for a building under construction that had not been permitted.

November 29, 2017, Mr. Allison applied for a Zoning Certificate and Building Permit for a 21' X 40' Pole Barn for storage.

On December 4, 2017, a letter was sent to Mr. Allison to inform him that the application could not be approved by the Planning Department for the following reasons:

- The site plan shows the structure being ten feet from the property line adjacent to Yarrow.
- The structure is located within the FEMA designated AE Zone (100 YR) and requires an Elevation Certificate prior to any construction.

The Natrona County Zoning Resolution, Suburban Residential One (SR-1) district has minimum setback requirements for principle and accessory structures as follows:

- 25 feet adjacent to public roads
- 10 feet from all property lines not abutting a road
- 5 feet from all sidelines and 8 feet from rear property lines for detached legally complying accessory structures.

The Site Plan that was supplied by Mr. Allison shows that the proposed structure is 10 feet from the property line adjacent to a public road, not the minimum of 25 feet as required by the Zoning Resolution.

Natrona County has also adopted Flood Damage Prevention Regulations that apply to all land designated by FEMA and within Natrona County.

The subject property is located in the AE Zone as designated by FEMA. Structures that are built within this zone, shall have an Elevation Certificate from a registered professional engineer or architecture to certify that the structure would be elevated to 1' (one foot) above the level of base flood elevation.

This was not supplied with the application for the 21' X 40' Pole Barn.

Att: Stop Work Order  
Site Plan for 2451 Yarrow  
Letter dated December 4, 2017  
Appeal Request dated December 13, 2017  
Suburban Residential One (SR-1) Regulations  
Flood Damage Prevention Regulations (Section B Specific Standards,  
Chapter 4 Administration)  
Aerial & FEMA Map



# **STOP WORK**

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**ALL WORK MUST CEASE & DESIST IMMEDIATELY UNTIL  
AUTHORIZED BY THE BUILDING OFFICIAL OF NATRONA  
COUNTY. BUILDING OWNER FAILED TO SECURE  
PROPER BUILDING AND OR ZONING PERMITS BY THE  
DEVELOPMENT DEPARTMENT OF NATRONA COUNTY.**

**2451 YARROW**  
**ADDRESS OF BUILDING**

**AUTHORITY OF SECTIONS 113 & 114 OF THE 2012 INTERNATIONAL  
RESIDENTIAL CODE.**

**DATE POSTED:** 10-26-17

**BY:** James H. H. H.

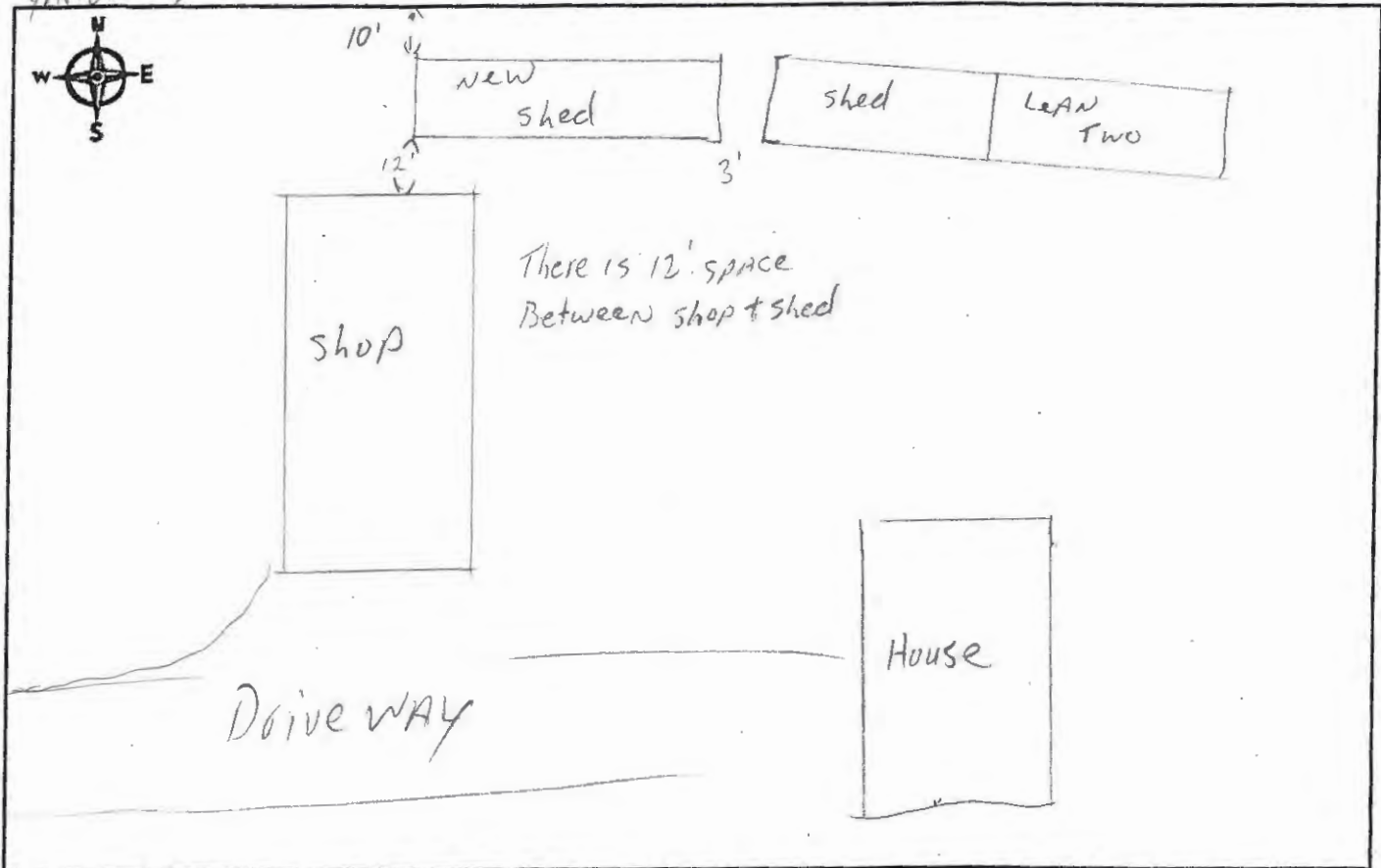
**BY ORDER OF THE  
NATRONA COUNTY DEVELOPMENT BUILDING OFFICIAL**

It is a misdemeanor to occupy this building, or to remove or deface this notice. Unlawful continuance shall be  
subject to penalties as prescribed by law (sections 113 & 114 of the 2012 IRC)



**Natrona County Development Department**  
**SITE PLAN FOR ZONING**

APPLICANT Rick Allison PHONE #: 307-259-4939  
PROPERTY OWNER Rick Allison ADDRESS: 2451 S. Yarrow  
LEGAL DESCRIPTION \_\_\_\_\_  
PARCEL SIZE (ACRES OR SQUARE FEET) 1.7 ACRES ELEC / WATER / SEWER: RMP, public, city  
JOB DESCRIPTION: Pole barn for Dry Storage  
Yarrow →



PLEASE INCLUDE ON YOUR SITE PLAN: Commercial ☐ Residential ☒  
Circle One

- The location of all structures (existing and proposed)
- The size of proposed structure(s) 21x40
- Total bedroom count: N/A Total bathroom count N/A
- Will this be a dry structure? yes plumbed? NO
- Any proposed floor drains in garage/shop? NO
- The setbacks of proposed structure(s) to property lines, nearby structures, roads, septic, leach field, and electric source.
- The location of well, septic, and electric source.
- The name and location of the access road and driveway.
- If parcel/lot is not square shape, please draw the shape in box.

N C Planning Dept Approval: \_\_\_\_\_ Date \_\_\_\_\_

**Casper/Natrona County Health Department**

APPROVAL: \_\_\_\_\_

Date: \_\_\_\_\_ Comments: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public

Commission Expiration



# NATRONA COUNTY

## Development Department

200 N. Center Street, Suite 202  
Casper, WY 82601

Trish Chavis, Planner  
County web: [www.natronacounty-wy.gov](http://www.natronacounty-wy.gov)

Phone: 307-235-9435  
Fax: 307-235-9436  
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*"The purpose of the Natrona County Development Department is to provide necessary services to implement sound land use planning and economic development policies to protect and enhance the quality of life for present and future inhabitants of Natrona County."*

December 4, 2017

Ricky Allison Et Ux  
Box 4993  
Casper, WY 82604

Re: TB-17-437 Building Permit

The application for a pole barn at 2451 Yarrow, has been review and cannot be approved at this time by the Planning Department for the following reasons:

- The site plan shows the structure being ten feet from the property line adjacent to Yarrow. (Minimum 25' required)
- The structure is located within the FEMA designated AE Zone (100 YR) and requires an Elevation Certificate prior to any construction. An Elevation Certificate has not been provided.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trish Chavis".

Trish Chavis, Planner  
Natrona County Development Department



**REAPPLY FOR PERMIT**

**12-13-2017**

**DEVELOPMENT DEPARTMENT OF NATRONA COUNTY.**

**IN REGARDS OF YOUR REFUSAL TO TB-17-437 OF THE POLE BARN AT 2451  
S. YARROW.CASPER,WYO 82604**

**WE LIKE TO PUSH THRU TO CONTINUE WITH THIS BUILDING .**

**THIS WAS AN EXSISTING BUILDING THAT WAS AN EYESORE AND READY TO  
FALL.WE ARE TRYING TO**

**IMPROVE THE LOOK OF THE PROPERTY.WE NEED THE STORAGE ALSO FOR OUR  
HOBBY CARS THAT**

**PARTICIPATE IN DEMO DERBYS.WHICH HAS BEEN AN EDUCATION TOOL FOR  
OUR KIDS AND NEPHEWS**

**IN LEARNING TO WELD AND MECHANIC. THE ROAD BEHIND THIS SHED IS  
SELDOM USED.WE ALLOW TRAFFIIC**

**TO USE OF THIS ROAD EVEN THOUGH A PIECE OF THAT IS OWNED BY RICK  
ALLISON AND LOWENDA ALLISON.**

**AS FAR AS AN ELEVATION CERTIFICATE ITS ONLY A STORAGE SHED .IT WILL HAVE A  
DIRT FLOOR.WE HAVE NEVER HAD A WATER**

**PROBLEM WITH OUR PREVIOUS BUILDING. THERE IS A TREE LINE THERE,SO WERE  
SURE THERE WONT BE AN EROSION PROBLEM.**

**THE ONLY TRAFFIC THAT DOES USE THIS ROAD IS FAMILY WHICH LIVES BEHIND  
US. IN THE FUTURE WE DO PLAN ON USING OUR LAND WHICH WILL LEAVE THAT  
ROAD AN EMPTY AREA PLUS YOU ALREADY EXCEPTED PAYMENT FOR PERMIT ON  
11-29 2017 222.00**

**received**  
12/15/17 02

*Thank you!*  
*Rick Allison 259-4939*  
*Lowenda Allison*  
*259-2977*

## Section 6. Suburban Residential - (SR-1&2)

a. The intent and purpose of the SR-1&2 districts is to establish and protect an area for low density residential and accessory agricultural uses.

The SR-1 and SR-2 districts are the same with one key difference. Mobile homes are allowed in the SR-1 and not in the SR-2. Manufactured homes which meet all the criteria in the definition of "manufactured home" in this resolution are permitted in both districts. See definition of manufactured homes and building codes for construction and installation requirements for manufactured homes.

Any home which does not meet these standards is considered a mobile home and is not permitted in the SR-2 district. The definition of a permanent home foundation includes the requirement that wheels and axles are removed and the unit is supported from concrete piers, which are 42 inches deep (frost line) at the manufacturers recommended locations. The unit must be tied down and a curtain wall of masonry or other approved material be installed on the perimeter of the unit. Specific details on the installation are available from the building department.

A unit which meets all the HUD code construction requirements, but which is not installed in accordance with county requirements is considered to be a mobile home. Manufactured housing may be restricted in any area through covenants.

For each Permitted or Conditional Use, check the definitions, Appendix A, and Design Criteria, Chapter VII, to determine requirements for that specific use.

b. The following are permitted uses in this district:

- (1) Accessory buildings and uses.
- (2) Animal clinic, animal shelter/kennel.
- (3) Dwelling: one single family home, mobile home, manufactured home or seasonal home per lot or tract (see definition of manufactured home). SR-1 only.
- (4) Dwelling: one single family home, manufactured home or seasonal home per lot or tract (see definition of manufactured home). SR-2 only.
- (5) Family Child Care Home.
- (6) Home occupation.
- (7) Light agriculture, accessory to residential use on the same lot or tract.
- (8) Park, playground, golf course and other similar open space recreation facilities.
- (9) Place of worship.
- (10) School; elementary, junior and senior high, college, university, vocational trade, professional or business.
- (11) Small wind energy system (SWES)
- (12) Specialty or sundry shop.
- (13) Other similar and compatible uses, as determined by the Board.

c. In addition to the above permitted uses, the following uses may be approved by Conditional Use Permit:

- (1) Arena, recreational.
- (2) Collector Car Storage.
- (3) Commercial recreation
- (4) Family Child Care Center and Child Care Center
- (5) Mini-warehouse
- (6) Mobile home park.
- (7) Public facility.
- (8) Recreational facility, public or private.
- (9) Utility installation.
- (10) Other similar and compatible uses, as determined by the Board.

d. Minimum district size is 6 acres.

e. Minimum lot size is 2 acres.

f. Minimum setbacks for principle and accessory buildings are as follows:

- (1) 25 feet adjacent to public roads.
- (2) 10 feet from all property lines not abutting a road.
- (3) 5 feet from all sidelines and 8 feet from rear property lines for detached

legally complying accessory structures.

g. Maximum height is 36 feet or three stories for all residential buildings.

h. Open space requirement is no structures on at least 50% of the lot.

## **Section G. Warning and Disclaimer or Liability**

The degree of flood protection required by this Resolution is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Resolution does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Resolution shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this Resolution or any administrative decision lawfully made thereunder.

## **Chapter 4 - Administration**

### **Section A. Designation of the Floodplain Administrator**

The Natrona County Planning Department is hereby appointed the Floodplain Administrator to administer and implement the provisions of this Resolution and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management. The Board of County Commissioners may authorize any person, agency, governmental department or incorporated city to administer the resolution of these regulations upon a majority vote by the Board.

### **Section B. Duties and Responsibilities of the Floodplain Administrator**

Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

- a) Maintain and hold open for public inspection all records pertaining to the provisions of this Resolution.
- b) Review permit application to determine whether proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
- c) Review, approve or deny all applications for development permits required by adoption of this Resolution.
- d) Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
- e) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
- f) Notify, in riverine situations, adjacent communities and the State Coordinating Agency which is the Wyoming Office of Homeland Security, prior to any alteration or relocation



of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.

- g) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
- h) When base flood elevation data has not been provided in accordance with Article 3, Section B, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of Article 5.
- i) When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
- j) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision).

### Section C. Permit Procedures

Application for a Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:

- a) Elevation (in relation to mean sea level) and in relation to the Base Flood Elevation (BFE), of the lowest floor (including basement or crawlspace), of all new and substantially improved structures;
- b) Elevation in relation to mean sea level and in relation to the Base Flood Elevation (BFE) to which any non-residential structure shall be flood proofed;
- c) Certification from a Wyoming Registered Professional Engineer or architect that the non-residential flood proofing methods meet the flood proofing criteria of Chapter 5;
- d) Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development;
- e) Maintain a record of all such information in accordance with Chapter 4, Section B;



Approval or denial of a Development Permit by the Floodplain Administrator shall be based on all of the provisions of this Resolution and the following relevant factors:

- a) The danger to life and property due to flooding or erosion damage;
- b) The susceptibility of the proposed facility and its contents to flood damage and the Effect of such damage on the individual owner;
- c) The danger that materials may be swept onto other lands to the injury of others;
- d) The compatibility of the proposed use with existing and anticipated development;
- e) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- f) The costs of providing governmental services during and after flood conditions Including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
- g) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
- h) The necessity to the facility of a waterfront location, where applicable;
- i) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- j) The relationship of the proposed use to the comprehensive plan for that area.

#### Section D. Appeal and Variance Procedures

- a) Any person aggrieved by any written determination, interpretation, decision, or similar action taken by The County Planning Department under the provisions of these Regulations may appeal such action to The Natrona County Planning and Zoning Commission. Appeals shall be in writing on a form provided by the County Planning Department, and shall state the basis of the appeal. Appeals shall be filed with The County Planning Department no later than the tenth (10th) calendar day following the date of the action from which an appeal is taken.
- b) The Planning and Zoning Commission shall hear the request and forward its recommendation to The Board of County Commissioners not later than its second regular meeting following the date on which the appeal was filed in the County Planning office.
- c) The Board of County Commissioners shall take action on the appeal or variance not later than its second regular meeting following the date on which the appeal was filed with The Planning and Zoning Commission.
- d) The Board of County Commissioners shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this Resolution.

- e) Any person or persons aggrieved by the decision of the Board of County Commissioners may appeal such decision in the courts of competent jurisdiction.
- f) The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- g) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Resolution.
- h) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in Section C of this Chapter have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- i) Upon consideration of the factors noted above and the intent of this Resolution, The Board of County Commissioners may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this Resolution (Chapter 1, Section C).
- j) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- k) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- l) Prerequisites for granting variances:
  - o Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
  - o Variances shall only be issued upon:
    - 1) showing good and sufficient cause;
    - 2) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and
    - 3) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or Resolutions.
  - o Any application to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base

flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

- m) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
  - o the criteria outlined in Chapter 4, Section D(a)-(l) are met, and
  - o the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

## **CHAPTER 5 – Provisions for Flood Hazard Reduction**

### **Section A. General Standards**

In all areas of special flood hazards, the following standards are required:

#### **a) Subdivision Standards**

- 1) All subdivision proposals shall be constituent with the need to minimize flood damage.
- 2) All subdivision preliminary plats/development plans shall include the mapped flood hazard zones from the effective FIRM.
- 3) Base flood elevation data shall be generated and/or provided for subdivision proposals and all other proposed development, including manufactured home parks and subdivisions, greater than fifty lots or five acres, whichever is less.
- 4) All subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- 5) All subdivisions shall have adequate drainage to reduce exposure to flood hazards.

#### **b) Construction Standards**

- 1) New construction and substantial improvements of an existing structure including a structure that has been substantially damaged, shall be anchored to prevent flotation, collapse or lateral movement of the structure.
- 2) New construction and substantial improvements of an existing structure, including a structure that has been substantially damaged, shall be constructed with materials and utility equipment resistant to flood damage.

prevent water from entering or accumulating within the components during flooding.

- 6) New and replacement water supply systems shall be designed to minimize or to eliminate infiltration of floodwaters into the system.
- 7) New and replacement sanitary sewage systems shall be designed to minimize or to eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
- 8) On-site waste disposal systems shall be located and constructed to avoid functional impairment, or contamination from them, during flooding.
- 9) Any alteration, repair, reconstruction, or improvement to a structure that is not compliant with the provisions of the resolution, shall be undertaken only if the nonconformity is minimal *in order to meet health and safety standards*.

## Section B. Specific Standards

### a) Manufactured Home Standards

In all Areas of Special Flood Hazard where the Flood Protection Elevation is established, these standards for manufacture homes and recreational vehicles *that are an allowed use* under the zoning resolution shall apply:

- 1) Manufactured homes placed or substantially improved:
  - On individual lots or parcels
  - In new or substantially improved manufacture home parks or subdivisions
  - In expansions to existing manufactured home parks or subdivisions, or on a site in an existing manufactured home park or subdivision where a manufactured home has incurred "substantial damage" as the result of a flood, must have the lowest floor including basement, elevated to the Base Flood Elevation (BFE).
- 2) Manufactured homes placed or substantially improved in an existing manufactured homes park or subdivision may be elevated so that either:
  - The lowest floor of the manufactured home is elevated to or above the Base Flood Elevation.
  - The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 36 inches above the highest adjacent grade.
- 3) Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to, and consistent with, applicable state requirements. Specific requirements may be:

- Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations, with manufactured homes less than fifty (50) feet long requiring one additional ties per side.
  - Frame ties be provided at each corner of the home with five (5) additional ties per side at intermediate points, with manufactured homes less than fifty (50) feet long requiring four (4) additional per side.
  - All Components of the anchoring system be capable of carrying a force of 4800 pounds.
  - Any additions to the manufactured home shall be similarly anchored.
- 4) Manufactured homes placed on solid perimeter walls shall meet the flood vent requirements in the Construction Standards of this chapter.

b) Non-Residential and Accessory Structures Standards

- 1) New construction and substantial improvements of any commercial, industrial, or other non-residential structure shall have the lowest floor (including basement) elevated to 1' (one foot) above the level of the base flood elevation; or together with attendant utility and sanitary facilities, shall;
- Be flood-proofed so that below the base flood level, the structure is watertight with walls substantially impermeable to passage of water. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design methods of construction are in accordance with accepted standards of practice.
  - Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
  - Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certification shall be provided to the Natrona County Planning Department official as set forth in Chapter 4.

c) Residential Construction Standards

Residential Construction - new construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in Chapter 4, Section C, is satisfied.

d) Recreational Vehicles

Require that recreational vehicles placed on sites with Zones A1-30, AH, and AE on the community's FIRM wither:

- Be on the site for fewer than 180 consecutive days,
- Be fully licensed and ready for highway use,



- Meet the permit requirements of Chapter 4, Section C, and the elevation and anchoring requirements for “manufactured homes” in Section B(3) of this chapter. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

## Section C. Floodways

Floodways - located within areas of special flood hazard established in Chapter 3, Section B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

- a) Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- b) If Chapter 5, Section C (a) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article 5.
- c) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision through FEMA.

## Chapter 6 - Penalties for Violation

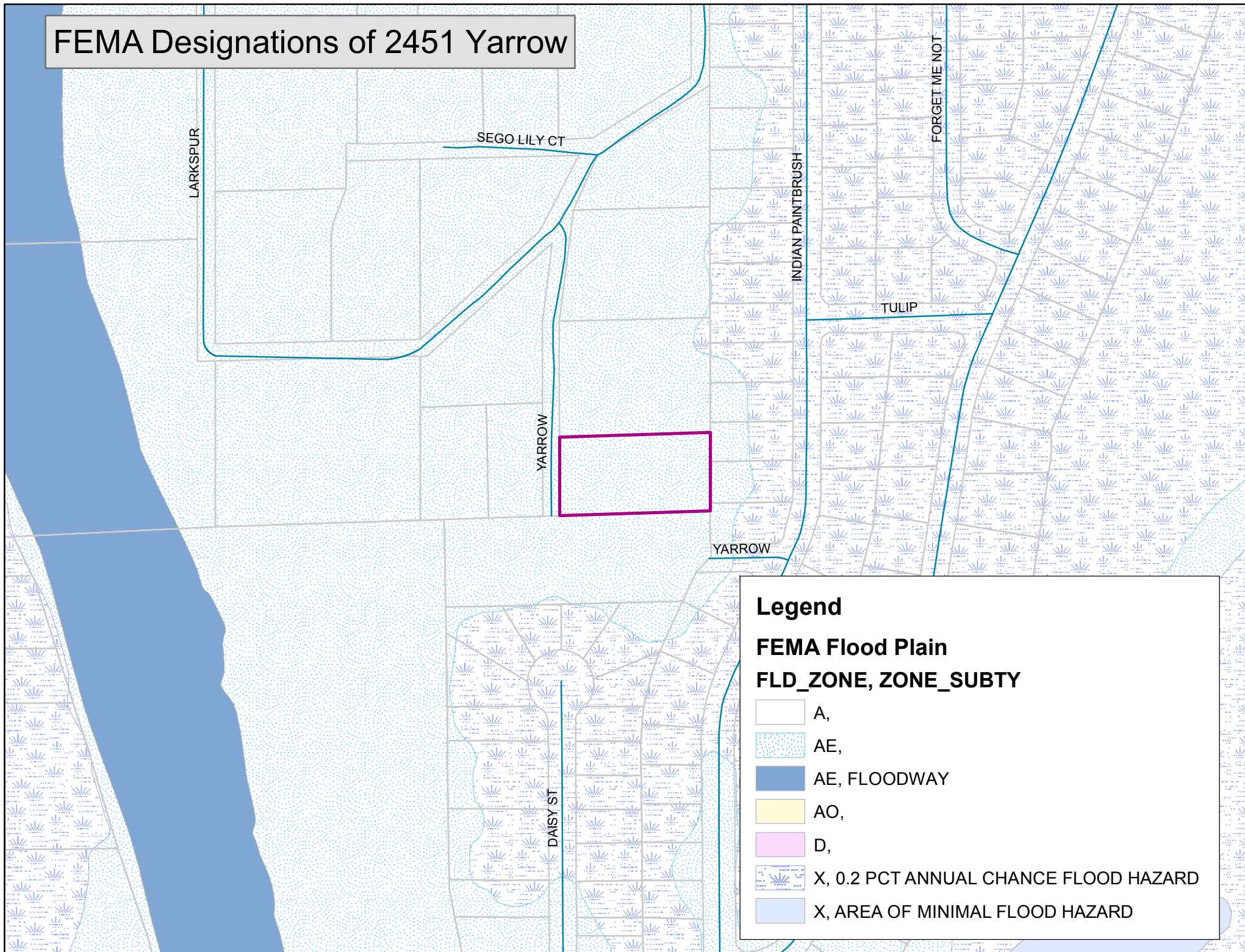
No structure or land shall hereafter be located, extended, converted, or altered unless in full compliance with the terms of this resolution and other applicable regulations. Violation of the provisions of this resolution or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions shall constitute a misdemeanor. Any person violating any provision of this Resolution shall be guilty of a misdemeanor and upon conviction may be fined up to \$750 for each offense according to W.S. 18-5-206. Each day of continuation of a violation is a separate offense according to W.S. 18-5-204. Nothing herein contained shall prevent Natrona County from taking such other lawful action as necessary to prevent or remedy any violation.

## Chapter 7 – Severability

The resolution is hereby declared severable. Should any portion of this resolution be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force



# FEMA Designations of 2451 Yarrow





Aerial of 2451 Yarrow



YARROW



New Structure



Yarrow (Public  
dedicated road)



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# 2018 Planning and Zoning Commission

## Meeting Schedule

### And

## Submittal Deadlines

Both the Natrona County Planning and Zoning Commission and the Board of County Commissioners' meetings are public hearings and begin at 5:30 p.m. in the District Court Room #1 on the second floor of the County Courthouse, 200 North Center Street, Casper, Wyoming.

<b>Application Deadline 1 pm on</b>	<b>Planning and Zoning Commission Meeting</b>	<b>BOCC Meeting</b>
November 20, 2017	January 9, 2018	February 6, 2018
December 26, 2017	February 13, 2018	March 6, 2018
January 19, 2018	March 13, 2018	April 3, 2018
February 16, 2018	April 10, 2018	May 1, 2018
March 16, 2018	May 8, 2018	June 5, 2018
April 20, 2018	June 12, 2018	July 3, 2018
Closed	Parade Day	
June 15, 2018	August 14, 2018	September 4, 2018
July 20, 2018	September 11, 2018	October 2, 2018
August 17, 2018	October 9, 2018	November 6, 2018
September 21, 2018	November 13, 2018	December 4, 2018
October 19, 2018	December 11, 2018	January 8, 2019
November 16, 2018	January 15, 2019	February 5, 2019
December 21, 2018	February 12, 2019	March 5, 2019